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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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Boston Redevelopment Authority
Office of Development Administrator

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Mr. Edward J. Logue
Development Administrator
Boston Redevelopment Authority
1103 City Hall Annex
Boston, Massachusetts 02108

Dear Mr. Logue:

Subject: Mass. R-35
Government Center
Amendatory Application for Loan and Grant

We are pleased to advise you that an amendatory allocation order has been executed which authorizes the revision to your existing Contract for Loan and Grant. Subject to your execution of an amendatory contract, this amendatory allocation order will increase the amount of capital grant authorization by \$5,750,660 to a total of \$33,957,391 and increase the Project Temporary Loan by \$5,750,660 to a total of \$43,542,391.

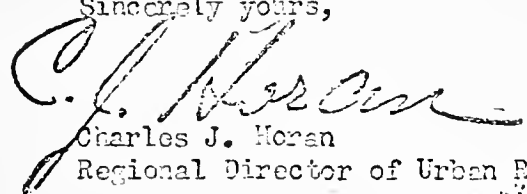
We anticipate forwarding to you within a few days a proposed amendatory Title I financing contract which will change the contract amounts to conform to the new allocation.

Enclosed are Forms H-6200, Project Cost Estimate and Financing Plan, and H-6220, Project Expenditures Budget, containing the accepted cost estimates and financing plans and the approved budget with an explanation of differences between requested and approved amounts.

Our approval of the project expenditures budget constitutes a concurrence in your incurring costs in conformity with such budget from the date of the letter.

We trust this new amendatory contract will contribute materially to your success in carrying out this worthwhile project for the City of Boston.

Sincerely yours,


Charles J. Moran
Regional Director of Urban Renewal

Enclosures

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY
Boston, Massachusetts

PROJECT NAME

Government Center

PROJECT NUMBER

Mass. R-35

BUDGET NUMBER

4

INSTRUCTIONS: Initial Budget: Prepare original and 8 copies for HHFA. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HHFA.

DATES OF HHFA BUDGET APPROVALS (Complete for revision only)

Budget No. 1, July 28, 19 64Latest Approved Budget (No. 3), July 30, 19 65

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR <u>48</u> MONTHS (c)	BUDGET APPROVED FOR <u>48</u> MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	\$ 471,955	\$ - 0 -	\$ 471,955	1/ 512,400
2	PROJECT EXECUTION EXPENDITURES:				2/
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)	1,549,790	+1,627,145	3,176,935	3,633,059
	b. Travel (R 1410.05)	- 0 -	- 0 -	- 0 -	-0-
3	Office furniture and equipment (R 1475)	- 0 -	- 0 -	- 0 -	-0-
4	Legal services (R 1410.024, R 1415)	68,000	+ 103,500	171,500	171,500
5	Survey and planning (R 1410.021, R 1430)	35,500	+ 16,100	51,600	3/ 20,000
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)	430,000	+ 32,600	462,600	4/ 474,600
7a	Temporary operation of acquired property—Profit (-) or Loss (+) (R 1410.027, R 1448)	1,400,000	-1,400,000	- 0 -	-0-
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[- 0 -]	[- 0 -]	[- 0 -]	[-0-]
8	Relocation costs, excluding Relocation Payments shown on Line 21 (R 1410.023, R 1443)	225,000	- 55,000	170,000	170,000
9	Site clearance—Proceeds (-) or Cost (+) (R 1410.025, R 1450)	4,108,200	+2,564,700	6,672,900	5/ 6,672,900
10	Project or site improvements (R 1410.026, R 1455)	758,500	+ 444,500	1,203,000	6/ 663,000
11	Disposal, lease, retention costs (R 1410.028, R 1445)	64,000	- 39,000	25,000	7/ 44,600
12	Rehabilitation and conservation (R 1410.029, R 1460)	5,000	- 5,000	- 0 -	-0-
13	Interest (R 1420.013, R 1420.02)	1,549,740	+ 964,250	2,513,990	2,513,990
14	Other income (-) (R 1449)	(-) 400,000	- 117,700	(-) 517,700	(-) 517,700

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 8 and 12.

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LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR ____ MONTHS (a)	BUDGET APPROVED FOR <u>48</u> MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
5	Subtotal (sum of Lines 2 through 14, excluding Line 7b)	\$ 9,793,730	\$ 4,136,095	\$ 13,929,825	\$ 13,845,949
5	Contingencies (for Column (c), not to exceed 15% of Line 15)	982,512	- 782,512	200,000	280,000
7	Real estate purchases (R 1440.01)	23,600,000	+2,000,000	25,600,000	25,600,000
8	Project inspection (R 1418)	211,534	+ 42,537	254,071	254,042
9	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 15, 16, 17, and 18)	34,587,776	+5,396,120	39,983,896	39,979,991
10	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 19)	\$ 35,059,731	\$ 45,396,120	\$ 40,455,851	\$ 40,492,391
	Relocation Payments 100% reimbursable to LPA (R 1501)	\$ 2,732,000	\$ 318,000	3,050,000	\$ 3,050,000

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Boston Redevelopment Authority

Local Public Agency

Edward J. Kane

Signature of Authorized Officer

Development Administrator

Title

Date

HHFA APPROVAL

Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

project shall be completed by July 28, 1968.

Date

Regional Director of Urban Renewal, Region

C. J. Moran

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BOSTON, MASSACHUSETTS
PROJECT NO. MASS. R-35
ATTACHMENT TO FORM H-6220

- 1/ Total Survey and Planning Expenditures \$512,400
Includes contract amounts of Mass. R-35(S & P) and Mass. R-45(CN), plus estimated interest.
- 2/ Administrative Overhead and Services \$3,633,059
Represents ten percent of the sum of Lines 4 through 13 plus Line 17, to be expended in accordance with the approved Annual Administrative Budget.
- 3/ Survey and Planning \$ 20,000
The approved amount represents the Campbell and Aldrich, and Sasaki-Walker contracts, totalling \$15,000, which were approved by this Office, plus an additional amount of \$5,000 for additional services anticipated to be needed before the close of the project. This additional \$5,000 may not be expended until prior approval is received from the Regional Office.

The amounts of \$12,000 and \$19,600, have been transferred to Line 6 and Line 11, respectively.
- 4/ Acquisition Expenses \$474,600
Includes \$12,000 for acquisition consultants transferred from Line 5. This amount, which was already expended, however, will not be considered an eligible project cost until adequate documentation supporting it is submitted and approved by the Regional Office.
- 5/ Site Clearance \$6,672,900
See attachment, item A.
- 6/ Project Improvements \$663,000
See Supporting Schedule of Form H-6220 and attachment.
- 7/ Disposal, Lease, Retention Costs \$ 44,600
Includes \$19,600 for Land Disposition and Engineering, transferred from Line 5. This amount, which has already been expended however, will not be considered an eligible project cost until the third party contract is submitted to, and approved by the Regional Office.

[illegible]

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING AND HOME FINANCE AGENCY
URBAN RENEWAL ADMINISTRATION

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY
Boston, Massachusetts

PROJECT NAME
Government Center

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

PROJECT NUMBER
Mass. R-35

SUBMISSION (Check and complete the description which applies)

☐ ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

DATED _____, 19 _____

☐ SUBMITTED BY LPA ON _____, 19 _____
☒ ACCEPTED BY HHFA ON July 30, 19 65

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HHFA (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES (from Form H-6220, line 20)	\$35,059,731	\$40,455,851	\$40,492,391
	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid):			
A-2	Cash value of land donations (from Supporting Schedule 1)	- 0 -	- 0 -	-0-
A-3	Demolition and removal work (from Supporting Schedule 2)	2,714	2,714	2,714
A-4	Project or site improvements (from Supporting Schedule 3)	4,610,830	6,774,157	1/6,769,732
A-5	Public or supporting facilities (from Supporting Schedule 4)	8,165,045	8,923,895	2/8,793,497
A-6	Other non-cash local grants-in-aid (specify type and breakdown of estimate on attached sheet)	- 0 -	- 0 -	-0-
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID (sum of lines 2 through 6)	\$12,778,589	\$15,700,766	\$15,565,943
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line 1 plus 7)	\$47,838,320	\$56,156,617	\$56,058,334
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	\$9,585,000	\$9,585,000	\$9,585,000
A-10	Capital value imputed to project land to be leased	- 0 -	- 0 -	-0-
A-11	Capital value of project land to be retained by LPA	- 0 -	- 0 -	-0-
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines 9, 10, and 11)	\$9,585,000	\$9,585,000	\$9,585,000
A-13	NET PROJECT COST (line 8 minus 12)	\$38,253,320	\$46,571,617	\$46,473,334
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project (from line 13)	\$38,253,320	\$46,571,617	\$46,473,334
A-15	Net Project Cost of other projects (if any) pooled with this project	- 0 -	- 0 -	-0-
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line 14 plus 15)	38,253,320	46,571,617	46,473,334
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	12,751,107	15,523,872	15,491,111
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool	- 0 -	- 0 -	-0-
A-19	(Equals) Minimum local grants-in-aid required for this project (line 17 minus 18)	\$12,751,107	\$15,523,872	\$15,491,111

UNITED STATES OF AMERICA

DEPARTMENT OF THE ARMY

OFFICE OF THE ADJUTANT GENERAL
WASHINGTON, D. C.

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS (Continued)

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE FILLED IN BY HHFA
		<input type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HHFA (c)
	SHARING OF NET PROJECT COST: (Continued)			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid (from line 7)	\$ 12,778,589	\$ 15,700,766	\$ 15,565,943
A-21	Cash local grants-in-aid	- 0 -	- 0 -	-0-
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 20 plus 21) (must be not less than line 19)	\$ 12,778,589	\$ 15,700,766	\$ 15,565,943
A-23	PROJECT CAPITAL GRANT (line 14 minus 22)	\$ 25,474,731	\$ 30,870,851	\$ 30,907,391
A-24	RELOCATION GRANT (from Form H-6220, line 21)	\$ 2,732,000	\$ 3,050,000	\$ 3,050,000
A-25	TOTAL FEDERAL CAPITAL GRANT (line 23 plus 24)	\$ 28,206,731	\$ 33,920,851	\$ 33,957,391

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES AND RELOCATION PAYMENTS

LINE NO.	ITEM	ESTIMATE SUBMITTED BY LPA (a)	(Leave blank) ESTIMATE ACCEPTED BY HHFA (b)
B-1	Total cash requirements for project expenditures and Relocation Payments (line A-1 plus A-24)	\$ 43,505,851	\$ 43,542,391
	Cash local grants-in-aid:		
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT	
		- 0 -	-0-
B-2		\$ - 0 -	\$ -0-
B-3		- 0 -	-0-
B-4		- 0 -	-0-
B-5	Real estate tax credits (from Form H-6220, line 7b)	- 0 -	-0-
B-6	Total cash local grants-in-aid (sum of lines 2 through 5)	\$ - 0 -	\$ -0-
B-7	Total funds to be applied to project expenditures and Relocation Payments from short-term borrowings other than those on line B-9 below	- 0 -	-0-
B-8	Subtotal (line 6 plus 7)	\$ - 0 -	\$ -0-
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line 1 minus 8)	\$ 43,505,851	\$ 43,542,391

Acceptance of the estimates submitted is hereby requested.

Boston Redevelopment Authority

Local Public Agency

Signature of Authorized Officer

Development Administrator

Title

Date

HHFA ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Regional Director of Urban Renewal, Region

SEP 26 1968

Date

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HHFA	
	TOTAL COST	CHARGE TO PROJECT		\$	AMOUNT
		\$	AMOUNT		
1. Rough Grading	\$ 102,500	100	\$ 102,500	100	\$ 102,500
2. Removal and backfill of streets and sidewalks	43,590	100	43,590	100 (B)	43,590
3. Site Preparation, Contract No. I New Sudbury Street Paving. (See HHFA approval letter of Nov. 18, 1965, Funds transferred from No. 2 above. Change to Item II relected in attached Form H-6200).	116,910	100	116,910	100	116,910
4. Excavation and Demolition of Cornhill Subway to build underground service roadway.	700,000	100	700,000	(C)	400,000
5. Consultant contracts for Street Furniture, Landscape Design and Design of Prototypes.	240,000	100	240,000	(D)	-0-
(See Narrative attached to Form H-6121)					
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 1,203,000		\$ 663,000

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED CASH VALUE ACCEPTED BY HHFA (d)
		\$	\$
CASH VALUE OF LAND DONATIONS (Enter on line A-2)		\$	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	(Leave blank) ESTIMATED NET COST ACCEPTED BY HHFA (d)
23-32 Howard Street	City of Boston	\$ 2,714	\$ 2,714
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$ 2,714	\$ 2,714

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		\$ (f)	AMOUNT (g)
			\$ (d)	AMOUNT ((c) X (d)) (e)		
Streets, sidewalks, underpass, overpass, park, plaza	City of Boston	\$ 4,656,256	100	\$ 4,656,256	50/100	(A) 4,651,831
Traffic Control	City of Boston	165,665	69.2	114,667	(B)	114,667
Low Service Water	City of Boston	305,800	85.4	261,200	50/100	261,200

If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		\$ (f)	AMOUNT (g)
			\$ (d)	AMOUNT ((c) X (d)) (e)		
High Service Water	City of Boston	\$ 218,950	88.5	193,700	50/100(C)	193,700
High Pressure Fire	" "	294,300	84.3	248,100	50/100(C)	248,100
Sewers & Drains	" "	723,195	83.5	604,195	50/100(C)	604,195
Lighting	" "	378,075	84.5	319,575	50/100(C)	319,575
Police Signals	" "	308,938	77.7	240,198	50/100(C)	240,198
Fire Alarm Signals	" "	120,146	84.4	101,366	50/100(C)	101,366
Street Signs	" "	22,900	84.1	19,270	50/100(C)	19,270
Pavement Markings	" "	23,070	67.8	15,630	50/100(C)	15,630
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)				\$ 6,774,157		\$ 6,769,732

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			(Leave blank) ESTIMATE ACCEPTED BY HHFA	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		\$ (f)	AMOUNT (g)
			\$ (d)	AMOUNT ((c) X (d)) (e)		
Parking Garage	City of Boston	\$ 7,500,000	100	\$ 7,500,000	100	\$ 7,500,000
Fire Station	" "	350,000	20.3	71,050	20.3	71,050
Police Station	" "	1,400,000	7.5	105,000	7.5	105,000
Off-Site Mains	" "	71,970	100	71,970	100 (E)	71,970
Central Artery	Commonwealth of Massachusetts	1,779,000	34.5	613,200	34.5	613,200
MTA Loop	Metropolitan Transit Authority	322,768	50.4	162,675	10 (D)	32,277
Boundry Streets and Plazas	City of Boston	800,000	50	400,000	50	400,000
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)				\$ 8,923,895		\$ 8,793,497

If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

BOSTON, MASSACHUSETTS
PROJECT NO. MASS. R-35
ATTACHMENT TO FORM H-6200

1/ Project Improvements

\$6,769,732

See Schedule 3 of Form H-6200 and attachment.

2/ Public Facilities

\$8,793,497

See Schedule 4 of Form H-6200 and attachment.

Project No. Mass. R-35
Government Center Project
Boston, Massachusetts

Attachment to H-6200

A. STREETS, SIDEWALKS, UNDERPASS, OVERPASS, PARK, PLAZA

1. The Public Park is 50 percent eligible (deduct \$4,425).
2. The Plaza is conditionally eligible at 100 percent depending on the type of structure constructed in various areas (fill or frame).
3. Submission for credit should clearly ^{identify} distinguish the vehicular service roadway which is being constructed under Item I Project Expenditures (Site Preparation Contract No. 2).

B. TRAFFIC CONTROL

1. Final credit will be based on documentation and justification submitted with HUD-6202.

2. Master Control Panel and Interconnections are subject to the same eligibility as the rest of the system.

C. PROJECT IMPROVEMENTS (Water, Sewers, Lighting, Signals, Signs, Markings)

Final credit will be based on As-Built drawings and final cost breakdowns identifying interior portions (eligible at 100 percent credit) and boundary portions which are 50 percent eligible. Any improvements outside the project boundaries are not eligible.

D. MTA LOOP

Eligibility and final credit will be based on HUD-6202 certificate documenting and justifying benefit to the Government Center Urban Renewal Project No. Mass. R-35.

E. OFF SITE MAINS

With HUD-6202 Certificate document and justify 100 percent credit.

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Attachment to H-6220

A. SITE CLEARANCE

1. Submit proposed contract documents for alterations to subway stations for review. They should clearly show all work as being inside the project boundaries. Attach cost breakdown.

2. Alterations proposed should not be of excessive design or cost and should be necessitated by urban renewal activities and objectives.

3. Indicate measures taken and proposed to reduce costs of demolition and disposal.

B. REMOVAL AND BACKFILL OF STREETS AND SIDEWALKS

With submission of proposed bid documents establish whether this should be under Line No. 9, (Site Clearance).

C. EXCAVATION AND DEMOLITION OF CORNHILL SUBWAY FOR UNDERGROUND SERVICE ROADWAY TO CITY HALL, VA BUILDINGS AND PARCELS 8, 9 and 10

Amount allowed is reduced to reflect the actual contract award (Site Preparation Contract No. 2) and an additional 10 percent to cover construction contingencies.

D. CONSULTANT CONTRACTS FOR STREET FURNITURE, LANDSCAPE DESIGN AND DESIGN OF PROTOTYPES

Disapproved. There is no supporting documentation explaining need, justifying eligibility nor explaining costs.

Reference

Loan & Grant

Government Center

DATE

FORM NO

